



PARKS & RECREATION ELEMENT

APPENDIX

appendix

DRAFT



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ALL EXISTING PARKS, RECREATION CENTERS AND AMENITIES

Parks & Rec Elem APPENDIX_DRAFT;MPlans;indd;rs11/05/07

APPENDIX I:

ALL EXISTING PARKS, RECREATION CENTERS AND AMENITIES

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APPENDIX 2: PUBLIC PARTICIPATION

Three neighborhood meetings were conducted on:

Monday, September 10, 2007

6:30 p.m. to 8:00 p.m.

YMCA Durango Hills Community Center

3521 North Durango Drive

Las Vegas, Nevada 89121

Tuesday, September 11, 2007

6:30 p.m. to 8:00 p.m.

Doolittle Community Center

1950 North J Street

Las Vegas, Nevada 89106

Wednesday, September 12, 2007

6:30 p.m. to 8:00 p.m.

Mirabelli Community Center

6200 Hargrove Avenue

Las Vegas, Nevada 89107

Presentation on the draft Parks & Recreation Element was made to the Parks & Recreation Advisory Commission on October 10, 2007.

Presentation on the draft Park & Recreation Element was made to the City Council on November 21, 2007.

Presentation to the Planning Commission was made on October 25, 2007.

The Planning Commission adopted the element on October 25, 2007.

The City Council adopted the element on XXX.

APPENDIX 3: IMPLEMENTATION

PARK/AMENITY DEVELOPMENT COSTS

The past model of using a variable cost between \$300,000 and \$400,000 has proven to be unreliable. Costs of future parks will be determined by staff use of the “Cost Guide for Park Projects” prepared by the city of Las Vegas Office of Architectural Services, Department of Public Works. The guide proposes the use of a base construction cost formula using both fixed costs, which do not vary between parks, and variable costs, which are variable per the number of acres of improvements. Although the formula should work for parks as small as 3 acres, it may have shortcomings for parks smaller than that. A current copy of the Guide is available from Architectural Services.

Essentially the costing method incorporates a five step process. The steps are briefly described as:

- Cost the base construction
- Cost Adjustments
- Add an escalation factor
- Add a market factor
- Add soft costs

The base construction cost is based on the formula $165,000 \times \text{acres} + 1,300,000$. The cost adjustments involve comparing the amenities, site conditions, and scope of work the standard park program and making adjustments for variances between the subject park and the standard program. Table 8, “Park Amenity Costs” lists the typical amenities found in a park. The Standard Park Amenities are the baseline elements of a standard park. The construction cost is then escalated to account for construction inflation from the date of the base construction cost formula and unit price adjustments used, to the mid-point of the subject park’s construction schedule. A market factor is then added to account for local pricing factors not included in the process thus far. Finally the cost of design and professional services, permits, internal labor, and other product delivery costs are added as soft costs. These five elements are detailed in the Guide.

COSTS OF LEISURE SERVICES

The costs of providing leisure services include the costs necessary to maintain the park system and for programmed activities and events. Maintenance costs include those costs necessary for the equipment and personnel to keep parks and facilities in good condition, while programming costs are those costs incurred in sponsoring activities and events. The Department of Field Operations is primarily responsible for maintenance costs. Leisure Services and Field Operations work in unison to ensure parks and facilities are maintained properly and efficiently for programming to take place.

MAINTENANCE COSTS

Maintenance of parks and recreational facilities is an important aspect of every parks system. Without proper maintenance it is difficult to keep the parks system at a level that does not regress to a dilapidated state. When this occurs, it is generally more difficult and more costly to make the necessary improvements to bring the parks system back to the appropriate level. Yet, when funds are scarce, it often is maintenance of the parks system that assumes a lower priority than other aspects of the system.

PARK AMENITY COSTS (1)			
PARK AMENITY	COST \$	UNIT	STANDARD PARK AMENITY(2)
Picnic Tables	1,000	Each	
Restroom Building, Small	160,000	Each	Yes
Picnic Shelter, Small, no lights	25,000	Each	
Baseball/ Softball field, grass	300,000	Each	
Baseball/ Softball field, artificial turf	500,000	Each	
Basketball court	30,000	Each	Yes
Bocce court	6,600	Each	Yes
Fitness course	22,000	Each	
Jogging track	8	Per SF	
Horseshoe pits	2,750	Each	Yes
Roller hockey rink	120,000	Each	
Skate park, small concrete bowl	250,000	Each	
Skate park, ramp on slab	150,000	Each	
Soccer field, grass	300,000	Each	
Soccer field, artificial turf	600,000	Each	
Tennis court, lit	100,000	Each	
Tennis court, unlit	65,000	Each	
Tot lot, large	165,000	Each	
Tot lot, small	75,000	Each	Yes, 2
Tot lot shade, simple	40,000	Each	
Tot lot shade, complex	75,000	Each	
Volleyball court, lit	82,500	Each	
Volleyball court, unlit	66,000	Each	
Parking lot	3,000	Per Car	15- 30 Spaces
Picnic shelter, group with lights	80,000	Each	Yes

1. These are conceptual estimates for new parks containing these elements as part of a larger project.
2. Standard Park Amenities are those that may be found in a typical park.

PROGRAM COSTS

Generally, with each additional 15 acres of fully developed park land, the fiscal impact will be as follows:

Cost Item	Cost
Salaries and benefits	\$55,000
Administrative and overhead costs	\$12,000
Materials, supplies, and services	<u>\$7,500</u>
Total	\$75,000

This equates to an annual maintenance cost of \$5,000 per acre @ \$75,000/15 acres. This cost is found to be generally consistent with costs determined by other jurisdictions in the Las Vegas Valley as shown below. The city of Mesa Arizona is also included in this table for comparison purposes.

Cost per Acre by Agency

AGENCY	COST PER ACRE (\$)
Boulder City	5,000
Henderson	5,000
North Las Vegas	10,067
UNLV	4,000
Mesa, AZ	4,800

Officials of the city of North Las Vegas have determined their annual maintenance costs on one full time equivalent employee needed for each 10 acres of park land. However, each person has additional tasks for non-park programs such as maintaining a sports field, golf course or swimming pool. Based upon the costs for park maintenance determined by most other agencies, \$5,000 per acre is a suitable number for estimating the costs for parks maintenance. At \$5,000 per acre, \$4.97 million should be set aside for maintenance of the existing parks and open space areas in the annual operating budget separate from the capital budget.

To reduce maintenance costs, the City needs to continually search for cost effective ways to design and develop parks. Regular turf is less expensive to install than hardscapes and drought tolerant xeriscapes and desert landscaping, but it is much more expensive to maintain. Since park users prefer turf to other landscapes, parks should be designed and developed with "target" turf, i.e. turf should be located only in those areas of the parks where it is essential. Turf generally needs to be provided in areas of active recreational use such as sports fields, but passive recreational areas should be landscaped with desert landscaping that is easier to maintain. Also, drought tolerant landscaping will reduce the quantity of water and in turn the expense needed to sustain it.

FUNDING

The City's funds planning resource, the capital improvements program, contains funding for new parks, based on a

five-year horizon, which is updated annually. The items approved through this process represent the approved priority list for spending capital funds. It is recommended that recreational developments requiring capital expenditure be closely coordinated through the capital improvements program so that budgeting and parks planning priorities are linked logically and efficiently. The City's 2007 to 2011 CIP provides \$381.85 million in funding for projects that include construction, renovation, and upgrades for park facilities, senior centers, equipment, community centers, and facility renovations. Based upon the estimates above, without accounting for inflation or other economic factors, \$187.9 million of the five-year total amount should be devoted to park land acquisition and the development of new parks.

FUNDING ALTERNATIVES

All of the above activities require funding sources which are administered by the Finance and Business Services Department and its Treasury Division. The primary revenue sources that the City has for new park construction are city general revenue funds, the residential construction tax, and bonds. Additional funds to supplement these sources are discussed below.

Some of the fee-for-service programs provided by the Leisure Services Department help off-set the cost of providing programs to the community. Other programs are supplemented by city general revenue funds. The community schools program is self-sufficient.

EXISTING FUNDING SOURCES

The City derives funds for parks and recreational purposes, including the acquisition, development, and operations of parks, recreational facilities, and programs from a number of sources. The major existing revenue sources along with a detailed explanation of each are listed below.

General Tax Revenue

This revenue source is one of the largest sources of funding for parks and recreational purposes. The revenue is derived from the imposition of primarily sales taxes and property taxes.

Residential Construction Tax

The Residential Construction Tax (RCT) is derived from new residential development according to a formula that is equivalent to one percent of the construction value of a residential structure up to a ceiling of \$1000. The construction value is set at 36 cents per square foot. The RCT is collected in funds, as land or as parks in lieu of funds or land.

If as a policy, it is reasonable to assume that all new development should pay for its proportional share of the cost for

providing parks at the rate of 2.5 acres for each 1000 residents, then the RCT would need to be increased to cover the cost. This increase would have to be by legislative approval. Other funding sources would have to be pursued to pay for the current deficit in park area.

Because the present formula has a \$1,000 limit to the amount of RCT's that may be collected, it is a regressive tax. The square footage of houses over approximately 2,800 square feet is not taxed, resulting in more expensive houses paying for less of the cost for parks. Eliminating the ceiling of \$1,000, would lower the percent that would need to be collected from each dwelling unit and make the tax less regressive.

Grants

The federal government offers grants in the form of Community Development Block Grants. These funds are available for the development of parks, but they are usually of a limited amount and have qualifying constraints that limit their applicability.

Other grants are available but are limited in use specifically for trail development. One such grant is the TEA-21 grant administered by the Regional Transportation Commission.

Las Vegas Convention and Visitors' Authority

The Las Vegas Convention and Visitors' Authority provides a voluntary annual grant to the City that is used for parks purposes. It should be noted that this is a voluntary contribution on the part of the Authority and not a guaranteed amount.

General Revenue Budget

Some funds are made available for recreational purposes from moneys collected via general fund augmentation. These funds are City revenues generated from a variety of sources that have not been used for other purposes. It should be noted that these funds are variable and do not constitute a guaranteed annual amount.

Bonding

Bonds for recreational purposes currently take many forms. Recently, the City Council approved a medium-term bond which does not require voter approval. It is backed with a two percent property tax increase. This \$25 million bond will finance recreational improvements, new construction, and completion of construction of 11 separate recreational facilities. The bond is to be repaid within a 10-year horizon.

PUBLIC/PRIVATE ARRANGEMENTS

Public/private arrangements can be very beneficial. Monetary or in-kind contributions, however, must ensure access to parks and recreational facilities by the general public.

Gifts

Gifts of land or money designated for parks purposes have provided a source of funding, but such gifts are unfettered and unrestricted and the application of names to a park or facility recognizing a benefactor or family must follow approved City policy.

Fund Raisers

Fund raising has been done for a very limited number of minor projects. Such funds are generally directed toward facility development rather than for land acquisition.

SNPLMA

With the Southern Nevada Public Lands Management Act (SNPLMA), which was passed in 1998, an important option has entered the funding equation. Each year, Southern Nevada entities submit proposals to the Bureau of Land Management (BLM) which allocates funds received from large federal land auctions to those projects which score sufficiently high in the ranking system. Since its inception, the city of Las Vegas has received \$196,618,000 in funding from the SNPLMA coffers for park renovation, trailhead and trails development, parkland acquisition, construction of new parks and community recreation centers.

POTENTIAL FUNDING SOURCES

To adequately serve the recreational needs of the community's residents, a large monetary commitment by the City will be necessary. Alternative revenue sources to the City's general fund need to be pursued. Potential revenue sources are detailed below.

The most logical source of revenue for parks/open space acquisition and development and park renovation and to enable a citywide disbursement of funds based on actual need would be a voter approved bonding measure. A recently passed medium term bond resulted in the funding of 11 parks projects, including new parks development and improvements in all sectors of the City. It is anticipated that a larger, longer term bond would address additional park deficiencies (spatial, demographic, and functional) identified in this plan and give community residents a greater variety of recreational opportunities to enhance their quality of life.

General Obligation Bonds

General Obligation Bonds must be approved by the voters. Such funds are not geographically limited and, therefore, are an important source in addressing the recreational needs in existing neighborhoods.

Park District Fees

Some communities have initiated a fee for entrance to parks. The park district fees are established so non-residents are charged for using local parks while residents are admitted free of charge. In areas where one jurisdiction provides a park system more desirable than the surrounding areas, the demand for use by non-resident users can be significant. Consequently, the community responsible for the park carries the financial burden of developing, maintaining and operating the park for non-residents

Park Entrance Fees

Park Entrance Fees operate similar to Park District Fees except that all users are charged for entrance to the park. These fees are primarily established for regional parks and are used to finance the operation of regional parks. When such fees are applied to local parks, low income residents may be deprived of their use.

Transfer of Development Rights (TDR)

TDR is a concept devised long ago to give a property owner the right to develop property in a certain way in exchange for the dedication or granting of land to the City that the property owner has in another part of the community. This method is an in-kind way of obtaining park land without having to identify a funding source to purchase it. This same concept could be very beneficial in the establishment of park sites, particularly in older developed areas where there is a need for parks. In exchange, the property owner, whose land is granted to the City, would be given the right to develop other property at, for example, at a higher density or for a different land use.

Recreation and Public Purpose Act (R & PP) Conveyances

The Southern Nevada Public Land Management Act of 1998 (Act) permits the BLM to lease land at nominal cost to the City for "recreation and public act conveyances." This is the prevalent method the City uses to obtain land from the BLM for parks, particularly in the northwest sector where an abundant amount of land is owned by the BLM.

The use of property under an R & PP may at some time in the future be abandoned, as the Secretary of the Interior (Secretary) has the right to terminate a conveyance until such time as a "patent" is issued. A patent is a legal instrument the Federal government uses to convey land to others by quit claim deed. There is no record of the Secretary terminating a conveyance to land used for parks and recreational purposes, but it is recommended the City procure patents from the BLM so lands are preserved for perpetuity for parks.

If the City acquires land under an R & PP in an area that is later determined to be in a poor location for a park, the City may exchange the land with a property owner who has land in a more optimal location. According to the Act, a "Transfer of Reversionary Interest" or TRI permits the interest in land that is secured under an R & PP to be transferred to non-federal lands. If the non-Federal land to which the transfer is made is of less value, an amount equal to the difference in fair market value of the lands must be paid to the Secretary.

While the Transfer of Reversionary Interest was intended to allow shifts or adjustments in the location of lands for public purposes to sites within a relatively short distance of say a thousand feet, the process may be used to a great advantage for obtaining land for parks in older areas of the community. For example, land owned by the BLM in the northwest sector could be secured for parks and recreational purposes and that interest transferred to a site of equal value in the southeast sector where a park is direfully needed. The land in the northwest sector would then be made available for private development. In this manner, an R & PP is another method for acquiring land without identifying a source of funds to purchase the land.

Map 13, "BLM Park Lease Sites" shows the location of park sites that have been set aside for parks through RPP leases. These sites are also included in the list of planned parks.

Acquisition at Reduced or Nominal Cost

On occasion, parcels of land are disposed of by the County when the property owners fall delinquent in paying the property taxes owed on the parcels. At that time, there may be an opportunity for the City to acquire land at reduced or nominal cost, often for the amount of the back taxes. This method of park land acquisition can be very beneficial in older parts of the community where there is a need for parks and avoids having to locate a source of funding to purchase them. Quite often, however, parcels being disposed of will not meet the criteria of this plan document, as they are either not in the right location or not large enough for neighborhood parks.

APPENDIX 4: SCHOOLS WITH LEISURE ACTIVITIES

SCHOOLS WITH LEISURE OPPORTUNITIES								
MAP NUM	SCHOOL SITE	SCHOOL ADDRESS	ACRES	GRASS AREA	LIGHTS	SOFTBALL	BASEBALL	SOCCER
1	Bell Es	2900 Wilmington Way 89102	9.6		N			1
2	Bracken Es	1200 N. 27th St. 89101	7.3					
3	Carson 6th Grade	1735 N. "D" St. 89106	7.6					
4	Culley Es	1200 N. Mallard St. 89108	11.2					
5	Earl, Ira J. Es	1463 Marion Dr. 89110	7.8					
6	Edwards Es	4551 Diamond Head Ave. 89110	9.4					
7	Bilbray Es	9370 Brent Lane 89143	16					
8	Fyfe Es	4101 W. Bonanza Rd. 89107	9.8					
9	Hancock Es	1661 Lindell Rd. 89146	7.7					
10	Hewetson Es	701 N. 20th St. 89101	6.5					
11	Hoggard 6th Grade	950 N Tonopah Dr. 89106	7					
12	Scherkenbach Es	9371 Iron Mountain Rd. 89143	16					
13	Johnson Ms	7701 Ducharme Ave. 89145	19.1	Y	Y	2		
14	Katz Es	1800 Rock Springs Dr. 89128	9.5	Y	Y	2		
15	Kelly 6th Grade	1900 N. "J" St. 89106	4.3					
16	Adcock Es	100 Newcomer Lane 89107	10					
17	Garside Jhs	300 S. Torrey Pines 89107	8.8	N	Y		1	
18	McWilliams Es	1315 Hiawatha Rd. 89108	8.1					
19	Pittman Es	6333 Fargo Ave. 89107	10.2					
20	Ronnow Es	1100 Lena St. 89101	8.9					
21	Ronzone Es	5701 Stacey Ave. 89108	9.7					
22	Smith, Helen Marie Es	7101 Pinedale Ave. 89145	10.1					
23	Vegas Verde Es	4000 El Parque Ave. 89102	8.8		N			1
24	Warren Es	6451 Brandywine Way 89107	8.7					
25	Wasden Es	2831 Palomino Lane 89107	9.6		N			1
26	Becker Ms	9110 Hillpointe Rd. 89134	18.7					
27	Bonner Es	765 Crestdale Lane 89144	8.6					
28	Booker Es	2277 Martin Luther King Blvd. 89106	8.8					
29	Brinley Ms	2480 Maverick St. 89108	18.2	Y	Y			
30	Bryan, Richard H. Es	8050 Cielo Vista Ave. 89128	10.1					
31	Bunker Es	6350 Peak Dr. 89108	6					
32	Cadwallader Ms	7775 Elkhorn Rd. 89131	20		Y			1
33	Cambeiro Es	2701 Harris St. 89101	10.7					
34	Lunt Es	2701 Harris Ave. 89101	7.6					
35	Carl Es	5625 Corbett St. 89130	17.1					
36	Christensen Es	9001 Mariner Cove Dr. 89117	9					
37	Clark Hs	3074 Arville St. 89102	35.8					
38	Connors Es	3810 Shadow Peak Dr. 89129	21					
39	Crestwood Es	1300 Pauline Way 89104	6.7					



SCHOOLS WITH LEISURE OPPORTUNITIES continued								
Map Num	SCHOOL SITE	SCHOOL ADDRESS	Acres	Grass Area	Lights	Softball	Baseball	Soccer
40	Derfelt Es	1900 S. Lisa Lane 89117	8.4					
41	Deskin Es	4550 N. Pioneer Way 89129	8.3					
42	Detwiler Es	1960 Ferrell St. 89106	12					
43	Eisenberg Es	7770 Delhi Ave. 89129	10.5					
44	Fong Es	2200 James Bilbray Dr. 89108	9.6					
45	Garehime Es	3850 Campbell Rd. 89129	16.2					
46	Gibson, Robert Ms	3900 W. Washington Ave. 89107	19.6					
47	Givens Es	655 Park Vista Dr. 89138	11					
48	Gragson Es	555 N. Honolulu St. 89110	9.5					
49	Griffith Es	325 Essex	8.7					
50	Heckethorn Es	5150 Whispering Sands Dr. 89131	11.8					
51	Hollingsworth Es	1776 E. Ogden Ave. 89101	4.4					
52	Jacobson Es	8400 Boseck Dr. 89145	8.6					
53	Kahre Es	7887 W. Gowan Rd. 89129	10.5		Y	2		
54	Lied Ms	5350 W. Tropical Pkwy. 89130	18.9					
55	Lummis Es	9000 Hillpointe Rd. 89134	7.5					
56	May Es	6350 W. Washburn Rd. 89130	7.5					
57	Mcmillan Es	7000 Walt Lott Dr. 89128	9.6	N	N	2		
58	Molasky	7801 W. Gilmore Ave. 89129	21.2					
59	Moore Es	491 N. Lamb Blvd. 89110	15.7					
60	Neal Es	6651 W. Azure Ave. 89130	15.3					
61	Park Es	931 Franklin Ave. 89104	5.2					
62	Parson Es	4100 Thom Blvd. 89130	8.2					
63	Piggott Es	9601 Red Hills Rd. 89117	9.8					
64	Red Rock Es	408 Upland Blvd. 89107	6.4					
65	Reed Es	2501 Winwood St. 89108	8.3					
66	Rhodes Es	7350 Tealwood St. 89131	10.2	Y	N			
67	Robison Ms	825 Marion Dr. 89110	18.7					
68	Staton Es	1700 Sageberry Dr. 89144	9.5					
69	Sunrise Acres Es	211 28th St. 89101	8.4					
70	Tarr Es	9400 Gilmore Ave. 89129	10.3					
71	Tobler Es	6510 Buckskin Ave. 89108	8.4					
72	Twin Lakes Es	3300 Riverside Dr. 89108	6.4	Y	Y		2	
72	West Ms	2050 Sapphire Stone 89106	19.3					
73	Williams Es	1030 "J" St. 89106	9					
TOTAL			819.9			8	3	4

Insert Priority Maps 1-10 Here